

From: drainage <drainage@midsussex.gov.uk>
Sent: 09 January 2026 16:01:08 UTC+00:00
To: "Stefan Galyas" <Stefan.Galyas@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2025.01.09 Re: Parkfields Farm Hophurst Lane Crawley Down Crawley West Sussex RH10 4LN

Dear Stefan,

Thank you for reconsulting the Flood Risk and Drainage Team on the above application.

The Flood Risk and Drainage Team have reviewed the Foul Sewage and Surface Water (Drainage Assessment) by Squires Planning, which was submitted on 06/11/25 in support of the above application.

The proposed development is considered new build in terms of drainage potential. Surface water drainage will therefore need to be designed to cater for the 1:100 plus climate change event and follow the drainage hierarchy.

It is proposed that Surface water runoff from the proposed building will be managed via a combination of rainwater harvesting and existing and proposed drainage pipes. Runoff will be collected via rainwater harvesting tanks and either reused on site or conveyed via a series of existing and proposed pipes to on-site ditches, with discharge downstream. This is considered acceptable in principle, subject to appropriate detailed design.

We would also advise that surface water storage within a rainwater harvesting system cannot be considered attenuation in terms of drainage. This is due to the potential the harvesting system is full of water during a storm event, meaning that no effective storage can be relied upon.

No foul drainage is proposed at the site.

The Flood Risk and Drainage Team raise no objection to the proposed development on flood risk and drainage grounds.

The applicant is advised if new surface water discharge points are proposed into the ordinary watercourse it is important that Ordinary Watercourse Consent (OWC) is fully obtained before works are undertaken. OWC application:

[Ordinary watercourse land drainage consent - West Sussex County Council](#)

Information into our general requirements for detailed surface and foul water drainage design is included within our 'Detailed Drainage Design Checklist – Condition Discharge Stage Guide'.

<https://www.midsussex.gov.uk/planning-building/flood-risk-and-drainage-for-planning/> . This level of information will be required to address the recommended drainage condition.

Condition Recommendation

C18D - Single unit

The development hereby permitted shall not commence unless and until details of the proposed foul and surface water drainage and means of disposal have been submitted to and approved in writing by the local planning authority. The **building** shall not be occupied or brought into use, until all the approved drainage works have been carried out in accordance with the agreed details.

Reason: To ensure that the proposal is satisfactorily drained and to accord with Policy DP41 of the Mid Sussex District Plan 2014 - 2031 and Policy ...'z'... of the Neighbourhood Plan.

Best Wishes

Flood Risk and Drainage Team
Estate Services and Building Control
Mid Sussex District Council
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